

CITY OF PROVIDENCE

PUBLIC NOTICE

ZONING BOARD OF REVIEW

190 DYER STREET

PROVIDENCE, RHODE ISLAND 02903-3902

SEPTEMBER 30, 2008

Notice is hereby given that the Zoning Board of Review will be in session in the Probate Court Room located on the fifth floor of the Providence City Hall, 25 Dorrance Street, on Tuesday, October 14, 2008 at 5:30 P.M. when all persons interested will be heard for or against the granting of the following applications seeking variances and special use permits under Section 902 of the Zoning Ordinance:

5:30 P.M.

Pursuant to Section 906, correspondence has been received requesting a first six-month extension of the following matter:

SWAP, INC. & SWAP COMMUNITY LAND TRUST: 6-20 Baffin Court & 201-213 Thurbers Avenue, Lots 302, 303, 304, 305, 306 & 802 on the Tax Assessor's Plat 54 located in a Residential R-3 Three-Family Zone; to be relieved from Sections 303-use code 14 and 304 in the proposed construction of a new two-story 8,982 square foot building that would contain 22 dwelling units of elderly housing. This proposal is in compliance with the parking requirement. The

applicant is requesting a use variance for this multi-family use in the R-3 district, and further relief from regulations governing front yard setbacks, a dimensional variance. The lots in question contain approximately 29,027 square feet of land area.

NARRAGANSETT ELECTRIC COMPANY D/B/A NATIONAL GRID, PROPERTY OWNER AND METRO PCS MASSACHUSETTS, LLC, APPLICANT: 280 Melrose Street (bounded by Cadillac Drive & Sackett St.), Lot 194 on the Tax Assessor's Plat 60 located within an Industrial M-1 Zone; filed an application seeking relief from Section 305 pursuant to Section 200 in the proposed installation of six (6) panel antennas mounted to the existing monopole tower located upon the grounds owned by the existing energy company. The antennas are permitted within this M-1 district. The applicant is requesting a dimensional variance relating to the height restriction, whereby the permitted height for the antenna installation is 75 feet, the existing tower sits at a height of 110 feet and the antennas would be installed at a height of 92 feet measured from grade to the peak of the antenna installation. Related equipment would be installed at ground level within a walled enclosure. The lot in question contains approximately 684,166 square feet of land area.

BLACKSTONE LOCKWOOD ASSOCIATES, LP, PROPERTY OWNER AND METRO PCS MASSACHUSETTS, LLC, APPLICANT: 50 Prairie Avenue (bounded by Point St., Pearl St. & Beacon Ave.), Lot 302 on the Tax Assessor's Plat 23 located in a Residential R-G General

Residence Zone; filed an application seeking a special use permit pursuant to Section 303-use code 65.1 pursuant to Section 200 in the proposed installation of six (6) panel antennas mounted to the façade of the existing building, which provides housing for the elderly. The proposed antennas would not extend above the height of the existing rooflines. Related equipment would be installed at ground level within a solid fence enclosure. The lot in question contains approximately 201,967 square feet of land area.

GREGORY RAHEB, PROPERTY OWNER AND RAHEB RESTAURANT, INC., APPLICANT: 371 Richmond Street, Lot 404 on the Tax Assessor's Plat 21 located within a D-2 Downtown Mill District; filed an application seeking relief from Section 406.1 in the proposed location of a trash container within the front yard of the aforementioned property containing an existing restaurant. As per Section 406.1, trash areas shall be limited to side or rear yards and must be located at least 5 feet from any lot line. The proposed trash area would be located in the front yard and abutting the southerly property line without setback, a dimensional variance. The lot in question contains approximately 4,061 square feet of land area.

CHRIST CENTER OF PRAISE FULL GOSPEL CHURCH, PROPERTY OWNER: 84 Silver Lake Avenue (corner Prudence Ave.), Lot 326 on the Tax Assessor's Plat 110 located within a Residential R-3 Three-Family Zone; filed an application seeking relief from Section

303-use code 64.1 pursuant to Section 200 in the proposed use of the aforementioned property for parking of noncommercial vehicles, a use variance. The proposed church to be located at 93 Prudence Avenue, Lots 332 and 365 on the Tax Assessor's Plat 110 would utilize the parking area. The church is a permitted use within the R-3 district; therefore requires no Board action. The existing office building on Lot 326 will remain unchanged and will be used by the church. The lot in question contains approximately 6,475 square feet of land area.

MD 541 SMITH STREET, LLC, PROPERTY OWNER: 541 Smith Street, Lots 13, 14, 22, 37 and 352 on the Tax Assessor's Plat 69 located within a General Commercial C-2 Zone; filed an application seeking a special use permit pursuant to Section 303-use code 59 in the proposed construction of a 6,145 square foot building to be used for retail sales of automotive parts and accessories. The proposed construction is permitted; however, the proposed retail sales are allowed by special use permit only. The lots in question together contain approximately 160,222 square feet of land area.

7:00 P.M.

EDWARD & LYDIA COOPER, PROPERTY OWNERS: 76 & 80 Commodore Street, Lots 537 & 538 on the Tax Assessor's Plat 71 located within a Residential R-3 Three-Family Zone; to be relieved from Sections 204.2 and 304 pursuant to Section 200 in the proposed

construction of a 24' x 40' single-family dwelling on lot 537 (80 Commodore St.) which contains 3,200 square feet of land area. The existing two-family dwelling on lot 538 (76 Commodore St.) containing 3,398-sq. ft. in area will remain unchanged. As per Section 204.2 of the Zoning Ordinance, if two or more contiguous lawfully established substandard lots of record, where one or more of the lots are less than 4,000 square feet and are under the same ownership on or anytime after October 24, 1991, such lots shall be considered one lot and undivided for the purpose of the Ordinance. In this instance, both lots are substandard in size and are recorded under the same ownership. The applicant requested a dimensional variance in order to retain the lots separately and construct a one-family dwelling on lot 537. The new structure would have a front yard setback of 10 feet instead of the required 12 feet.

ROSEMARY E. S. BERNTSON, TRUSTEE AND PROPERTY OWNER: 48 Oriole Avenue, Lot 113 on the Tax Assessor's Plat 41 located within a Residential R-1 One-Family Zone; filed an application seeking relief from Section 704.2(A) in the proposed construction of a second driveway within the westerly side yard to provide vehicular access to an existing garage situated at the northwest corner of the rear yard. The aforementioned property currently contains a driveway within the easterly front yard that will remain unchanged. As per Section 704.2(A), only one driveway is permitted per street frontage. The lot in question contains approximately 10,000 square feet of land area.

ANNA CASSANDRA GOLDING, PROPERTY OWNER: 128-130 Jastram Street, Lot 519 on the Tax Assessor's Plat 117 located within a Residential R-1 One-Family Zone; filed an application seeking relief from Sections 201.6 and 303-use code 12 in the proposed use of the basement to provide additional living space for the first floor dwelling unit. The aforementioned property contains a legal two-family structure. The lot in question contains approximately 4,843 square feet of land area.

DAVID A. REYNOLDS, PROPERTY OWNER: 57, 61 & 63 Leah Street, Lots 620, 621 & 622 on the Tax Assessor's Plat 95 located in a Residential R-2 Two-Family Zone; to be relieved from Section 204.2 in the proposed construction of a new 22' x 30' single-family dwelling on Lot 620 (63 Leah St.), and Lot 622 (57 Leah St.) which currently sits vacant of structures. The existing single-family dwelling on Lot 621 will remain unchanged. Each lot consists of 3,200 square feet of land area. As per Section 204.2 of the Zoning Ordinance, if two or more contiguous lawfully established substandard lots of record, where one or more of the lots are less than 4,000 square feet and are under the same ownership on or anytime after October 24, 1991, such lots shall be considered one lot and undivided for the purpose of the Ordinance. In this instance, all subject lots are substandard in land area and are recorded under the same ownership; however. The applicant is requesting a dimensional variance in order to retain the

lots separately and construct a one-family dwelling on lots 620 and 622.

CHEN YING AND WENDY WU, PROPERTY OWNERS AND MAURY A. AND LOUISE RYAN, APPLICANTS: 939-941 Hope Street, Lot 125 on the Tax Assessor's Plat 92 located within a Residential R-2 Two-Family Zone; filed an application seeking relief from Section 303-use codes 24.5 and 46 in the proposed use of the first floor of this existing two-story structure for either a dentist, doctor or surgeon, medical office per use code 24.5 or a legal service (attorney) per use code 46. The second floor will remain a single dwelling unit. The lot in question contains approximately 4,497 square feet of land area.

THIS MEETING MAY BE CONTINUED FROM DAY TO DAY AND TIME TO TIME AT THE DISCRETION OF THE ZONING BOARD OF REVIEW.

THIS MEETING IS ACCESSIBLE TO ALL PERSONS. INDIVIDUALS REQUESTING INTERPRETER SERVICES MUST NOTIFY THE OFFICE OF NEIGHBORHOOD SERVICES AT (401) 421-7768, 48 HOURS IN ADVANCE OF THE HEARING DATE.

ESTA REUNION PUEDE SER CONTINUADA EN CUALQUIER MOMENTO BAJO LA DISCRECTION DE LA JUNTA DE REVISIONES DE ZONA.

LA INFORMACION DE ESTA REUNION ESTA DISPONIBLE PARA

TODAS LAS PERSONAS E INDIVIDUOS QUE REQUIERAN SERVICIOS DE INTERPRETE, LLAME A LA OFICINA DE SERVICIOS VECINDALES AL (401) 421-7768, POR LO MEMOS 48 HORAS ANTES DE SU FECHA DE JUICIO.

PETER D. CARNEVALE, SECRETARY, (401) 421-7740 EXT. 376